

TAX MAP NO. 176
LOT NO. 18
TOWN OF HAMPTON
CENTRE SCHOOL
WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 0718 PAGE: 0219

THE OAKS AT
ROSS COLONY
CONDOMINIUM
(SEE NOTE 8)

THE OAKS AT
ROSS COLONY
CONDOMINIUM
(SEE NOTE 9)

LOT AREA:
14,969 SF±

EXISTING BUILDING
UNITS 1 THRU 16

WINNACUNNET
ROAD

TAX MAP NO. 176
LOT NO. 12
TOWN OF HAMPTON
100 WINNACUNNET RD
HAMPTON, NH 03842

LEGEND

FND IP	FOUND IRON PIPE
FND IPN	FOUND IRON PIN (REBAR)
RCRD	RECORDING OF DEEDS
---	DRAINAGE PIPING
---	SEWER PIPING
---	GAS PIPING
---	WATER PIPING
---	ELECTRIC LINE
---	TELEPHONE LINE
---	CABLE TV LINE
---	FAS
---	FIREFIRE ALARM LINE
---	PA
---	PUMP ALARM LINE
---	EDGE OF PAVEMENT
---	CHAIN LINK FENCE
---	STOCKADE FENCE
CO	CLEAN OUT
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
SMH	SEWER MANHOLE
FP	FLAG POLE
UPD	UTILITY POLE
UB	UTILITY BOX
LP	LIGHT POLE
WG	WATER GATE VALVE
WG	GAS METER
CD	CONDENSER
LC	LIMITED COMMON
-15-	EXISTING PARKING SPACE

NOTES

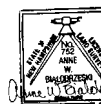
- OWNER OF RECORD: FAMILY HILL PROPERTIES, LLC 105 WINNACUNNET ROAD, HAMPTON, NH 03842 TAX MAP 176 LOT 19 LOT AREA: 14,969 SF±
- DEED REFERENCE: RCRD 3808-2856 ZONING CLASS: RA SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY MAP NO. 3301500437E DATED MAY 17, 2005
- ALL SUBMITTED LAND OUTSIDE OF UNIT BOUNDARIES TO BE COMMON AREA, EXCEPT AS NOTED. LIMITED COMMON PARKING SPACES TO BE FURTHER DEFINED AND ASSIGNED IN CONDOMINIUM DECLARATIONS.
- UNDERGROUND UTILITY LOCATIONS PROVIDED BY INTEGRATED ENGINEERING SYSTEMS, INC., ALBANY, NH. REPLACEMENT OF UTILITY POLES IN PROGRESS AS OF JULY 1, 2006. WIRES & ANCHORS ARE SHOWN FROM NEW POLES.
- BUILDING TIES AND OFFSETS ARE FROM CORNER OF SIDING. ROOF OVERHANGS NOT SHOWN. REFERENCE CONDOMINIUM FLOOR PLANS BY OTHERS.
- REFERENCE "SITE PLAN, THE OAKS AT ROSS COLONY CONDOMINIUM, TAX MAP 176 LOT 25-1, 85,87,89,91 WINNACUNNET ROAD, HAMPTON, NH, AUGUST 1, 2006, PREPARED BY STOCKTON SERVICES, HAMPTON, NH, PLAN #481-2, FILED CONCURRENTLY WITH THIS PLAN.
- RA ZONE DIMENSIONAL REQUIREMENTS: FRONTAGE: 125' LOT SIZE: 15,000 SF SETBACKS: FRONT 20', SIDE 15', REAR 10' REFERENCE ZONING BOARD OF ADJUSTMENT CASE #05-02, VARIANCES GRANTED 2/22/02 TO ARTICLES 4.7, 6.2.1.15 AND SUPPLEMENTARY 1.2.6, 7.10.11, AND ART. 6.3.1.
- THIS PLAN MAY SHOW A NUMBER OF LEGAL, PREEXISTING NONCONFORMITIES TO THE TOWN OF HAMPTON ZONING ORDINANCE.

ROSS COLONY COURT REFERENCES

RCRD PLAN 07258	RCRD PLAN B2276
RCRD PLAN 09025	RCRD PLAN C2781
RCRD PLAN 09217	RCRD PLAN 030081
"PLAN OF LAND, ROBERT ROSS, HAMPTON, NH, SCALE: 1"=50', MARCH 1971, PARKER SURVEY ASSOC., INC. SUBARROCK, NH" PLAN #844	
RCRD 1655-0083	RCRD 3808-2856
RCRD 1999-0368	RCRD 2087-0108
RCRD 2078-0280	RCRD 2113-0356
RCRD 2056-0361	RCRD 3827-2614
RCRD 2278-0273	RCRD 3876-1950
RCRD 2369-0077	RCRD 3876-1951
RCRD 2376-1470	RCRD 3879-0245
RCRD 2377-1650	RCRD 3879-0247

HAMPTON PLANNING BOARD

DATE: 1/19/07



I HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. ALL UNITS DEPICTED HEREON ARE EXISTING.

ANNE W. BIALOBRZESKI 1/19/07
ANNE W. BIALOBRZESKI NHLS #752

SITE PLAN THE ELMS AT ROSS COLONY CONDOMINIUM

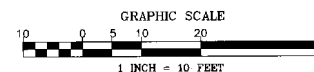
TAX MAP 176 LOT 19
105 WINNACUNNET ROAD
HAMPTON, NH

SCALE: 1"=10' AUGUST 1, 2006

OWNER OF RECORD: FAMILY HILL PROPERTIES, LLC
REVISED 8/17/08
REVISED 1/9/07

PREPARED BY
STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
603 929-7404

STANDARD URBAN PROPERTY SURVEY



8/17/08 REVISION: PLANNING BOARD CONDITIONS
1/9/07 REVISION: PARKING ASSIGNMENTS

481-1

D-34464



TAX MAP NO. 176
LOT NO. 18
TOWN OF HAMPTON
CENTRE SCHOOL
WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 0716 PAGE: 0219

TAX MAP NO. 190
LOT NO. 1
TOWN OF HAMPTON
TUCK FIELD
HAMPTON, NH 03842
BOOK: 3180 PAGE: 2357

TAX MAP NO. 176
LOT NO. 12
TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH 03842

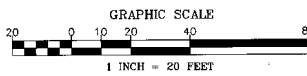
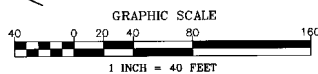
TAX MAP NO. 176
LOT NO. 19
FAMILY HILL PROPERTIES, LLC
105 WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 3808 PAGE: 2856

TAX MAP NO. 176
LOT NO. 20
COMMUNITY BANK & TRUST CO.
15 WAREY ROAD
WOLFBORE, NH 03894
BOOK: 3210 PAGE: 1420

TAX MAP NO. 176
LOT NO. 28
ROSS COLONY COURT, OP
105 WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 2369 PAGE: 0777

**SUBMITTED AND
CONVERTIBLE LAND**

TOTAL AREA:
62,748 SF±
1.440 ACRES±
SCALE: 1"=40'



**SUBMITTED
LAND**
28,476 SF±
SCALE: 1"=20'

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LOT NO. 18
TOWN OF HAMPTON
CENTRE SCHOOL
WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 0716 PAGE: 0219

SUBMITTED LAND
28,476 SF±

CONVERTIBLE LAND
SEE 1"=40' PLAN VIEW OF
SUBMITTED AND CONVERTIBLE LAND

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100 WINNACUNNET RD
HAMPTON, NH 03842

**WINNACUNNET
ROAD**

TAX MAP NO. 176
LOT NO. 18
FAMILY HILL PROPERTIES, LLC
105 WINNACUNNET ROAD
HAMPTON, NH 03842
BOOK: 3808 PAGE: 2856

**THE ELMS AT
ROSS COLONY
CONDOMINIUM**

**BUILDING 87
UNITS 87-1 THRU 87-8**

**BUILDING 85
UNITS 85-1
THRU 85-2**

BUILDING 83

BUILDING 81

BUILDING 77

LEGEND

- FND IP FOUND IRON PIPE
FND IPN FOUND IRON PIPE (REBAR)
RCRD RECORD
— G — GAS PIPING
— W — WATER PIPING
— E — ELECTRIC LINE
— TEL — TELEPHONE LINE
— TV — CABLE TV LINE
— FAS — FIRE ALARM LINE
— PA — PUMP ALARM LINE
— EP — EDGE OF PAVEMENT
— CL — CHAIN LINK FENCE
— CF — CLEAN OUT
— CB — CATCH BASIN
— DMH — DRAINAGE MANHOLE
— SMH — SEWER MANHOLE
— FP — FLAG POLE
— UP — UTILITY POLE
— UB — UTILITY BOX
— LP — LIGHT POLE
— WG — WATER GATE VALVE
— GC — GAS METER
— LC — LIMITED COMMON
— EX — EXISTING PARKING SPACE

NOTES

- OWNER OF RECORD:
ROSS COLONY COURT, INC.
105 WINNACUNNET ROAD
ROCKINGHAM COUNTY
TAX MAP 176 LOT 26-1
LOT AREA: 1.44 ACRES±
DEED REFERENCE: RCRD 2056-0391
ZONING CLASS - RA
SUBJECT PROPERTY IS NOT LOCATED WITHIN
A FEMA DESIGNATED FLOOD HAZARD ZONE.
REFERENCE FEMA FIRM COMMUNITY MAP
NO. 3301500301E DATED MAY 17, 2005
- ALL SUBMITTED LAND OUTSIDE OF UNIT
BOUNDARIES TO BE COMMON AREA EXCEPT
AS NOTED. LIMITED COMMON PARKING SPACES
TO BE FURTHER DEFINED AND ASSIGNED IN
CONDOMINIUM DOCUMENTS.
- UNDERGROUND UTILITY LOCATIONS PROVIDED
BY INTEGRATED ENGINEERING SYSTEMS, INC.,
AUBURN, NH.
REPLACEMENT OF UTILITY POLES IN PROGRESS
AS OF PLAN DATE. WIRES AND ANCHORS ARE
SHOWN FROM NEW POLES.
- BUILDING TIES AND OFFSETS ARE FROM
CORNER OF SILING. ROOF OVERHANGS NOT
SHOWN. REFERENCE CONDOMINIUM
FLOOR PLANS BY OTHERS.
- REFERENCE "SITE PLAN, THE ELMS AT ROSS
COLONY CONDOMINIUM, TAX MAP 176 LOT 19,
105 WINNACUNNET ROAD, HAMPTON, NH,
SCALE: 1"=10' AUGUST 1, 2006, PREPARED
BY STOCKTON SERVICES, HAMPTON, NH,
PLAN #481-1, FILED CONCURRENTLY WITH
THIS PLAN.
7. MAX DIMENSIONAL REQUIREMENTS:
FRONTAGE: 125' LOT SIZE: 15,000 SF
SETBACKS: FRONT 20' SIDE 15' REAR 10'
REFERENCE ZONING BOARD OF ADJUSTMENT
VARIANCES: ART. 4:5.2 (8/17/98), ART. 8:2.3 (1/21/99)
ART. 4:5.2 (5/20/99)
- THIS PLAN SHOWS A NUMBER OF LEGAL,
PREEXISTING NONCONFORMITIES TO THE
TOWN OF HAMPTON ZONING ORDINANCE.

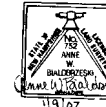
ROSS COLONY COURT REFERENCES

RCRD PLAN 07258 RCRD PLAN 82278
RCRD PLAN 09025 RCRD PLAN 02781
RCRD PLAN 09217 RCRD PLAN 03061
"PLAN OF LAND, ROBERT ROSS, HAMPTON, NH,
SCALE: 1"=50', MARCH 1971, PARKER SURVEY
ASSOC., INC. SEABROOK, NH, PLAN #646
RCRD 1855-0053 RCRD 3808-2856
RCRD 1998-0068 RCRD 2057-0108
RCRD 2018-0290 RCRD 2113-0356
RCRD 2056-0391 RCRD 3827-2814
RCRD 2279-0273 RCRD 3876-1850
RCRD 2389-0077 RCRD 3876-1851
RCRD 2375-1470 RCRD 3878-0245
RCRD 2377-1850 RCRD 3879-0247

HAMPTON PLANNING BOARD

DATE: 1/11/07

[Signature]



I HEREBY CERTIFY THAT THIS SITE PLAN IS
ACCURATE AND COMPLIES WITH RSA 356-B:20.
ALL UNITS DEPICTED HEREON ARE EXISTING.
Anne W. Bialobrzyszewska 1/11/07
ANNE W. BIALOBRZYSZESKA #752

SITE PLAN THE OAKS AT ROSS COLONY CONDOMINIUM

TAX MAP 176 LOT 26-1
85,87,89,91 WINNACUNNET ROAD

HAMPTON, NH
SCALE: AS NOTED AUGUST 1, 2006

OWNER OF RECORD: ROSS COLONY COURT, INC.

PREPARED BY
STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
603 929-7404

1/9/07 REVISION: PARKING ASSIGNMENTS

STANDARD URBAN PROPERTY SURVEY

481-2

D-34463